

**945 000 €****For sale villa provençale****5 rooms****Surface : 168 m²****Surface of the living : 41 m²****Surface of the land : 1000 m²****Year of construction : 1985****Exposition : Sud ouest****View : Dégagée****Hot water : Electrique****Features :**

pool, alarm, cellar, fireplace, Bedroom on ground floor, Automatic Watering, Laundry room

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

Energy class (dpe) : D**Emission of greenhouse gases (ges) : B**

Document non contractuel

02/06/2025 - Prix T.T.C

**Villa provençale 1679 Cagnes-sur-Mer**

For sale – Cagnes-sur-Mer, a popular residential area of Hubac! Just minutes from the city center, in a calm and privileged environment, discover this charming Provençal-style villa, carefully built and perfectly maintained. With a living area of approximately 170 m² spread over two main levels, it offers a beautiful entrance opening onto a bright living room with fireplace, a fully equipped separate kitchen, as well as two bedrooms on the ground floor with a bathroom and toilet. These living rooms provide direct access to the terraces and the garden. Upstairs, a spacious master suite boasts a lovely rooftop terrace, ideal for enjoying the sun in complete privacy. On the garden level, two additional bedrooms with bathrooms complete the layout, providing an ideal layout for a large family or the creation of a separate living space. The enclosed grounds, beautifully landscaped and bathed in light, feature a large salt-water swimming pool surrounded by beautiful flowered terraces. Set back from the road, the property enjoys rare tranquility and discreet neighbors. Two garages and four parking spaces that can accommodate several vehicles, as well as a cellar with direct access to the house, complete this property with its many advantages. A property with many development possibilities, ideal for

